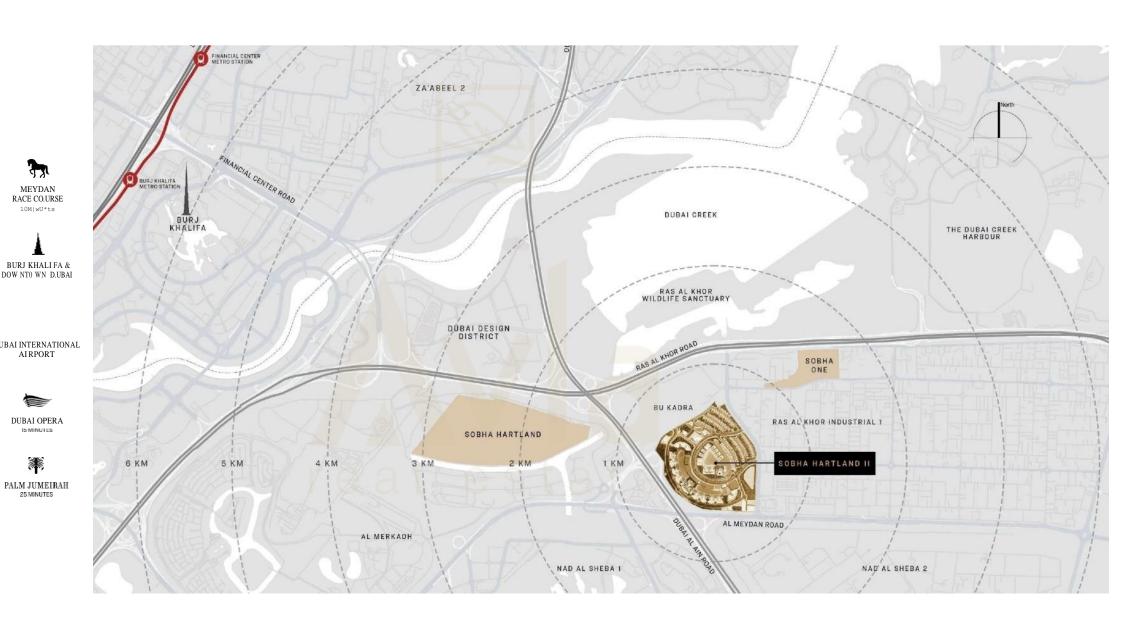






BUSIN£SS BAY

12 MINUTES







UNIT TYPES AND RATES

- 1 bed starting from AED 1.4M– 608 sq ft (65 sq m)
- 1.5 bed + study starting from AED 1.4M 608 sq ft (57 sq meters)
- 2 bed starting from AED 2.2M 913ft (85 sq meters)
- 3 bed starting AED 3.5M 1654 sq ft (154 sq meters)











WORLD-CLASS AMENITIES

MIND

Outdoor Workstations
Co-working Spaces
Gardening Zone
Central Square / Plaza
Boulevard with FnB
Reading Room
Library
Observatory deck / Bird Watching
Meditation Lounge
Cards room, Chess and Carrom
Garden

BODY

Water fountain
Splash pad / Spray Park
Submerged seating – in the pool
Sun Lounges
Day Bed / Cabana
Cycle path walkway
Spa and Massage rooms
Circuit Training
Battle Ropes + Jumping Blocks
Sauna Steam
Indoor and Outdoor Gym
Aerobic Zone
Walking / Jogging track

COMMUNITY

Multi-purpose Space – Market, food truck, kiosk, water feature 40-seater indoor movie theater Open Air Theater, Amphitheater Theater Plaza Party Terrace Putting Garden Barbeque Area Lawn with Organic seating furniture Majlis (Tensile Gazebos) Sun deck

SOUL

Lotus Pond Sensory Garden Zen Garden Yoga Zone Water Bodies Beach Edge

CONVENIENCE

Supermarket ATM Retail Vending Machines Outdoor workstations Co-working Spaces

CREATIVITY

Music Room Art Room

PLAY

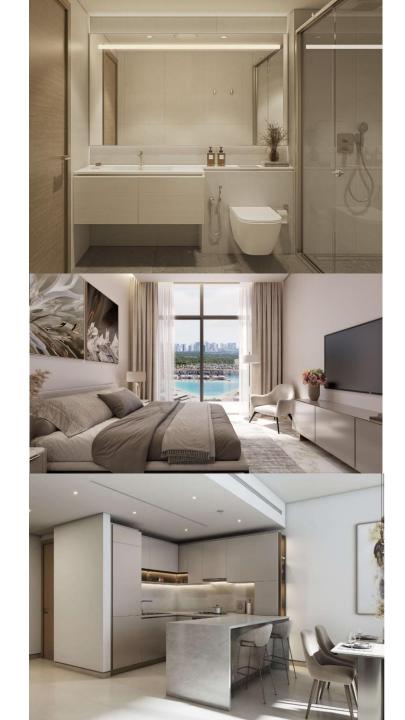
Skate Park

Pool table / Billiards / Snooker
Table Tennis
Pickball / Paddle Tennis
Foosball
Rock Climbing
Outdoor Chess
Obstacle course
Disc Hockey
Golf Simulators
Multipurpose Sports Court
Squash Court
Volleyball
Indoor Video game room
VR Room

PETS

Pet Park
Pet Washing Station
Pet Salon
Pet Concierge Services
Pet Obstruction Course





Elegant-styled abodes expertly crafted to create a sense of relaxed wellbeing amid lavish surrounds for everlasting luxury.



Kitchens: fully fitted with state-of-the-art appliances including hob, gas, oven, dishwasher, washing machine, refrigerator and freezer.

FINANCIAL OVERVIEW

- Attractive 60:40 payment plan spread over 3 years.
- **60% during construction** over a period of 30 months in 5 instalments.
- **40% at handover** (starting Q2 2027).
- Excellent ROI potential as the project is located in a Gated Resort Style Community close to Downtown Dubai.
- **International School** located within the community increasing Rental Demand.
- Excellent Capital Appreciation Potential.
- **Competitive pre-launch prices** as compared to other properties in the neighbourhood.
- Short-term Rentals (Holiday Homes) for higher rental returns.

INSTALLMENTS	PAYMENT PERCENTAGE	MILESTONES
Booking Amount	20.00%	On Booking date
First Installment	10.00%	9 Months from booking date
Second Installment	10.00%	16 Months from booking date
Third Installment	10.00%	23 Months from booking date
Fourth Installment	10.00%	30 Months from booking date
Final Installment	40.00%	On Completion



3/12/24, 3:05 PM QUOTATION

360 RIVERSIDE (RESCENT

QUOTATION

Sobha Hartland -II 360 Riverside Crescent (360 Riverside Crescent)

SH-415687

Floor Number	20
Туре	2 BED TYPE A
Unit Number	360 RSC-2002
Saleable Area (Sq.ft)	1,098
Purchase Price (AED)	2,530,198
Pre- Registration Fees (AED)	102,358

Installment Plan			4	
nstallment	% of Purchase Price	Amount (AED)	Payment Dates	Milestone
Booking Amount	20.00%	506,039.70	On Booking	On Booking date
First Installment	10.00%	253,019.85		9 Months from booking date
Second Installment	10.00%	253,019.85	- (16 Months from booking date
Third Installment	10.00%	253,019.85	o t o t	23 Months from booking date
Fourth Installment	10.00%	253,019.85	o tat	30 Months from booking date
Final Installment	40.00%	1,012,079.40	-	On Completion

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Pre-Registration Fees	
Description	Amount (AED)
4% Pre-Registration Charges	101,208.00
Knowledge Fee	40.00
Oqood Fees	1,110.00







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2 BEDROOM APARTMENT TYPE A

Total Saleable Area

SUITE= 982 SQFT BALCONY= 116 SQFT TOTAL = 1,098 SQFT





Disclaimer: 1. All dimensions are in metric, measured to wall finishes. 2. All materials, dimensions & drawings are approximate. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawing are not to scale. 6. All images used are for illustrative purpose only and do not represent the actual size, features, specifications, fittings and furnishings. 7. The developer reserves the right to make revisions/ alterations, at its absolute discretion, without any liability whatsoever.

